

Edgewater Drive Land for Sale

22312 Edgewater Dr, Port Charlotte, FL 33980

Michael Saunders & Company
Licensed Real Estate Broker

Listing ID: 29737059
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Multi-Family
Gross Land Area: 2.45 Acres
Sale Price: \$1,200,000
Unit Price: \$489,795 Per Acre
Sale Terms: Cash to Seller

Property Overview

The parcel consists of four contiguous lots, two with Edgewater Drive addresses (22312 & 22332) and two with Vick Street addresses (22325 & 22337). The parcel has a total area of approximately 2.45 acres. The zoning is MU (Mixed Use). The zoning allows single family residential, multi-family residential, general retail, neighborhood stores, professional offices and many other uses. Maximum density is 15 units per acre. Maximum building height is 60 feet. Permitted uses include hotels, motels and restaurants. Parcel data are as follows:

Parcel P-10, 22312 Edgewater Dr., 38,220 SF

Parcel P5-12, 22332 Edgewater Dr., 28,111 SF

Parcel P5-2, 22325 Vick Street, 15,000 SF

Parcel P5-7, 22337 Vick Street, 15,240 SF

The location is north of Edgewater Drive and west of Biscayne Rd. in Charlotte Harbor. The property is accessible from either Edgewater Drive or Vick Street.

The traffic volume on Edgewater Drive is 11,300 vehicles per day.



More Information Online

<http://michaelsaunders.caylist.com/listing/29737059>

QR Code

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General Information

Tax ID Number/APN:	402226252003, 402226252008, 402226252004, 402226252005	Zoning:	MU (MIXED USE)
Possible Uses:	Hospitality, Multi-Family, Office, Residential (Single Family), Retail, Other	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Medium	Feet of Frontage:	390
Property Located Between:	Edgewater Dr. and Vick St.	Traffic/Vehicle Count:	11,300
Side of Street:	North	Highway Access:	US Highway 41, Tamiami Trail, is a short distance east of the property.
Road Type:	Paved	Site Description:	The land is level and has some tree cover.
Property Visibility:	Excellent	Area Description:	The property is a short distance north of the Peace River.
Legal Description:	Charlotte County parcel IDs 402226252003, 402226252008, 402226252005, & 402226252004		
Largest Nearby Street:	Edgewater Drive		

Land Related

Zoning Description:	MU (Mixed Use)
Topography:	Level

Location

Address: 22312 Edgewater Dr, Port Charlotte, FL 33980
County: Charlotte
MSA: Punta Gorda



Property Contacts



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